



# Mills Knight

Chartered Surveyors

Norwich (0603) 626281

11 Bank Plain Norwich NR2 4SL

Ref. 1142R/MB.

3-BEDROOM, MID TERRACE HOUSE - OVERLOOKING  
THE RIVER WENSUM AND NORWICH CATHEDRAL.

40, RIVERSIDE ROAD, NORWICH.

LEASEHOLD PRICE: £23,500.

A bay fronted, mid terrace house, in an elevated position, overlooking the River Wensum and Norwich Cathedral, and only a few minutes walk from the City centre.

The property features:-

- \*SITTING ROOM
- \*KITCHEN/DINER
- \*LOBBY
- \*BATHROOM WITH COLOURED SUITE
- \*3 BEDROOMS
- \*COURTYARD GARDEN

\*\*IT IS UNDERSTOOD THAT THE PROPERTY HAS HAD - NEW DRAINS AND DAMP PROOF COURSE INSTALLED AND NEW WINDOWS THROUGHOUT\*\* \*\*THE TIMBER SHED AND GARDEN SHED ARE INCLUDED IN THE PRICE\*\*

LOCATION:

Via Prince of Wales Road. At the Station bridge, turn left into Riverside Road. Continue for approximately 300 yards and the property is on the right.

VIEWING:

By arrangement through the above agents.

SERVICES:

Mains water and drainage, gas and electricity supplies are connected.

RATEABLE VALUE:

£100.00.

GROUND RENT:

£1.00. per annum.

UNEXPIRED TERM:

999 years from 1890.

Cont'd/....

Mills Knight, for themselves and for the Vendors of this property/properties declare that these particulars are given as a guide only and whilst intended to be accurate, do not constitute, nor form any part of an offer or contract, no guarantee is given as to their accuracy, and no responsibility is accepted by Mills Knight or the Vendors as to statements contained in the particulars. Any intending purchaser or tenant must satisfy himself, by personal inspection or otherwise, of the correctness of each of the statements contained in these particulars. No warranty, specific or implied, is given in respect of this property/properties.



2.

Ref. 1142R/MB. - 40, Riverside Road, Norwich.

ACCOMMODATION:

GLAZED PANELLED ENTRANCE DOOR TO:-

SITTING ROOM

14'6" into bay x 12'. Glazed panel door, coved ceiling. Fireplace with fitted gas fire, bay window with delightful views of the River Wensum and Cathedral. Two power points, carpet as laid. Door to:-

INNER LOBBY

With door to:-

KITCHEN/DINER

12' x 11'6". Hygena QA stainless steel double drainer sink unit, window with tiled sill, fitted work surfaces with cupboards under, fitted wall shelving. Additional work surfaces with storage recesses under. Gas cooker point, 3 power points, understairs store cupboard, fireplace with fitted gas fire. Door to:-

REAR LOBBY

With wall cupboard. Hanging rail. Rear outer entrance door and door to:-

BATHROOM

Coloured suite comprising panel sided bath, pedestal wash hand basin, both with tiled splashbacks, low level w.c., window with tiled splashbacks, low level w.c., window with tiled sill. Polystyrene tiled ceiling. Corvec Brittany gas multi-point water heater. Marley tiled floor.

STAIRS TO:-

FIRST FLOOR LANDING:

Carpet as laid to stairs and landing.

BEDROOM 1

12' x 11'6". Double glazed window with views of the River Wensum and Cathedral. Power point, carpet as laid. Further shelving unit. Built-in wardrobe/cupboard with access to insulated loft. Textured ceiling.

BEDROOM 2

12' x 11'6". Fitted gas fire, power point, polystyrene tiled ceiling, carpet as laid, window. Door to:-

BEDROOM 3

9'3" x 6'6". Power point, window, carpet as laid, wood panelled walls. Polystyrene tiled ceiling.

OUTSIDE

Front garden with rose/flower beds, privet hedging, single entrance with steps to front entrance door.

Rear courtyard garden with crazy paved PATIO area and hedging.

TIMBER SHED. OUTSIDE W.C. STORESHED.

2.50 WARR. BURE

BOSATHURD Hts.

OLTON CONNER

P. BORRAN

PE2 5UW



★ OPENING HOURS 8.30-5.30 Monday-Friday inclusive

★ SATURDAY OPENING 9.00-4.00 p.m. 24 hour answering service.

★ FREE VALUATIONS: (within 8 miles of Norwich). Thinking of selling your property? Then why not take advantage of our FREE VALUATION service. Usual commission in event of sale. GENEROUS DISCOUNT FOR SOLE AGENCY.

★ SURVEYS/VALUATIONS: Residential and Commercial Surveys undertaken by our Chartered Surveyors.



**Mills  
Knight**

11 Bank Plain Norwich NR2 4SL  
Norwich (0603) 626281

**Chartered Surveyors**

**Residential and Commercial Estate Agents**

Ref: E/257/MB/JAT.

23rd January, 1986.

Fisher to Collinson,  
40, Riverside Road, Norwich.

We are pleased to confirm that a sale has been arranged, subject to contract, between the parties referred to in this memorandum, copies of which have been forwarded to all concerned.

Vendor(s):	Mr. J. R. & Mrs. S. M. Fisher, 40, Riverside Road, Norwich.
Vendors Solicitors:	Messrs. Emmett & Tacon, (Mr. Betts), 7, Cathedral Street, Norwich.
Purchaser(s):	Mrs. S. D. Collinson, 122, Norwich Road, Wroxham, Norwich, Norfolk.
Purchasers Solicitors:	Messrs. Wolsey & Wolsey, (Mr. Fickling), 64, The Close, Norwich.
Agreed Purchase Price:	£23,000 (TWENTY THREE THOUSAND POUNDS).
Deposit:	----
Completion Date:	It is understood that Mrs. Collinson seeks a completion date not later than the end of March, 1986.
Further Information:	

The vendors solicitors are requested to submit the draft contract at their earliest convenience. On exchange of contracts, we would be grateful if the vendors solicitors would kindly complete and return the enclosed slip.

*H. Blackburn*

MILLS KNIGHT.

Agents for Bristol and West Building Society



Sole Principal: J A H Knight A.R.I.C.S.

Staff Chartered Surveyor: D R Allman A.R.I.C.S.